

District Three Planning Committee Meeting Minutes July 20, 2009

The meeting was called to Order at 5:37pm by Chair Jim Tate Hill.

Present:

Jim Tate Hill
Margie Reisz
Charles Dowling
Crystal Jackson

Absent:

Marlin Keeling, Debbie Darden, Abe Lopez

Others Present:

Abdul Baker, Brunette Harris, Israel Trejo & Joann Zuniga of the Planning & Development, Susan Gladding, and See Moua & Erica Franco-Cabrera of Councilmember Sterling's Office, Gregory Barfield, staff to the committee

Review of Projects:

Discussion on the City of Fresno's Preliminary Draft Sidewalk Policy Implementation Guidelines

Presentation by Israel Trejo of the Planning and Development Department regarding the discussion of a draft sidewalk policy as a results of discussion of the Planning Commission to come up with a uniform plan.

The questions focused on the sidewalk width(s), the number of accidents in areas without side walk over those with, what are other peer cities doing and why, does this provide the homeowner with more yard space? What does this do for a walkable community and for children who may be present. When does ADA come in effect. Some members felt the need to have sidewalks in every community. Visitors to a neighborhood and where do they park.

Update of Elevations for 2007-17

Abdul Baker presented his elevations to the committee for his project at the South East corner of Marks and McKinley at the request of the committee who wanted him to return with the final elevations that took in comments suggested by the committee.

This project was before the committee about a year ago.

TT 5911 North Marks just South of McKinley

This tract was only placed on the agenda for a discussion on the relationship to the C-09-078 & TT5873, 1560 North Marks and the link of streets, and signals in the area. No formal vote or action was needed. Joann Zuniga of the Planning & Development Department discussed conditioned streets and signals.

C-09-078 & TT 5873 1560 North Marks

Susan Gladding of Provost & Pritchard on behalf of the applicant, and Joann Zuniga of the Planning and Development Department, were present to answer questions that have been previously discussed by the committee regarding the request for authorization for a 62 lot single family residential public street planned development on the subject property at an overall density of approx. 7.3 dwelling units per acre.

All buildings on the property will be removed. Improvements to Marks will be made. Floradora will be built out before the construction of the homes begins by who ever starts first but not connect to the west. The project will be annexed into an existing CFD and the park donated back to the City of Fresno.

A Historic survey was done and found that there were no historic sites. An Environment Site Assessment was done and no environment issues found during a survey conducted on February 18, 2009.

Questions about the number of students and the impact on the area school (Jane Addams) FUSD stated that they expect new 33 students and that Addams has 928 with capacity of 998. Since then FUSD has shifted school boundaries from Fresno High to Edison discussion on making sure that a bus bay or turn out for buses is included to ensure that drop offs on Marks occur.

Traffic impact is below that projected to require a traffic study less than 100 trips per day so no traffic study needed. Concern that with the tract to the north and this one together, should have a study done?

Water conservation on the site was discussed with a concern about the denser population adding to increased usage. The Planning staff has confirmed that this concern was already addressed by the Public Utilities department in their review of the project.

Questions and concerns about density, lot sizes and type of home in the project were also discussed.

M/ Reisz and S/ Dowling to deny the project, based on the concerns mentioned and the large number of starter homes in the area.

Motion failed:

2 NO (Reisz, Dowling) - 0 YES - 2 ABSTAINING (Jackson, Hill)

C-09-122 2139 Stanislaus Street

Pertains to 0.48 acre of property location the southwesterly corner of Stanislaus and L Street in downtown Fresno. The applicant proposes the construction of a five-story mixed use building with commercial uses and 17 off four stories above the ground floor after the demolition of the existing on-site structure and surface parking lot.

This project will be presented at the next meeting for review.

The committee dismissed at 7:42 pm.